Nixon to Give Calif. Estate To Nation

By Gaylord Shaw
Associated Press

President Nixon is preparing to disclose that he and his wife will give their San Clemente, Calif., estate to the U.S. government upon their deaths, it was learned yesterday.

Close Nixon associates said that the family reached a decision some time ago to follow the precedent of other Presidents and leave the California estate for public use.

Instructions relayed to lawyers preparing the Nixons estate plans were to make certain that the oceanside villa and surrounding 5.9 acres are "free and clear" when eventually transferred to the government, sources said.

The estate lawyers reportedly are not yet certain whether the property will be turned over to the government via the First Family's will or by other means.

Within the past few days, sources said, members of a White House group now completing detailed statements on Mr. Nixon's personal finances were told plans would be disclosed this week on Mr. Nixon's intentions regarding San Clemente.

The group of lawyers and other aides, working in a suite in the Executive Office Building, is poring through stacks of the President's personal records to draft statements.

(Asked for comment, a White House spokesman would say only: "The President will be making available complete information on his personal finances early next week, and we don't want to address any individual story at this time.")

According to close associates, the President mentioned several years ago that his San Clemente home would someday become public property. These associates contended his decision was made before the controversy erupted several months ago over government-financed alterations and improvements.

Mr. Nixon is following a precedent that the associates said was set by such Presidents as Franklin D. Roosevelt, who left his Hyde Park estate in New York for public use. They said other presidential homes and property, including portions of the Texas ranch of

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Lyndon B. Johnson, are destined for eventual government ownership.

Apparently unaffected by the President's plans are the two houses he owns in Key Biscayne, Fla.

In 1969, Mr. Nixon bought 29 acres of beachfront property adjoining a Coast Guard station where a complex of government buildings was erected to serve as the Western White House.

He later sold all but 5.9 acres, which included the Spanish-style villa, to a corporation formed by Nixon friends Robert Abplanalp and C. G. (Bebe) Rebozo. No cash changed hands in the complex transaction, but Abplanalp wrote off the $625,000 he had lent to Mr. Nixon. Since then, Abplanalp also has bought out Rebozo's interest in the corporation.

Sources said the property the Nixons plan to transfer eventually to the government covers only the 5.9 acres and the residence—not the portion now owned by Abplanalp.

The state board of equalization last week placed the market value of the entire estate at $1.5 million, but that included land beyond the 5.9 acres.